

152.0

0009

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
743,100 / 743,100
743,100 / 743,100
743,100 / 743,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCLAUGHLIN HOLLY M	
Owner 2:	
Owner 3:	
Street 1: 83 GRAND VIEW RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MURRAY WILLIAM R--ETAL -	
Owner 2: MURRAY BARBARA M -	
Street 1: 83 GRAND VIEW RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

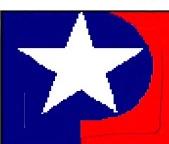
Topo	8	Ledge
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
6561	Sq. Ft.
Site	
0	80.
0.94	9

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6561	Sq. Ft.	Site	0	80.	0.94	9								493,466						493,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6561.000	249,600		493,500	743,100		101268
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18



USER DEFINED

Prior Id # 1:	101268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	13:31:32
LAST REV	
Date	Time
06/18/18	13:41:52
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID		152.0-0009-0008.0	
Tax Yr	Use	Cat	Bldg Value
2022	101	FV	249,600
			0
			6,561.
			493,500
			743,100
			Year end
			12/23/2021
			Year End Roll
			12/10/2020
			Year End Roll
			12/18/2019
			Year End Roll
			1/3/2019
			Year End Roll
			12/20/2017
			Year End Roll
			1/3/2017
			Year End Roll
			1/4/2016
			Year End Roll
			12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY WILLIAM	69272-510		5/12/2017	Estate/Div	537,500	No	No		
	18410-474		7/1/1987		70,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018	725	Redo Kit	20,000	C				
10/3/2017	1297	Re-Roof	2,500	C				
8/16/2017	1046	Manual	6,000	C				
10/8/2013	1495	Re-Roof	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
5/2/2018	MEAS&NOTICE	BS	Barbara S
2/6/2014	Info Fm Prmt	EMK	Ellen K
11/8/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	268	PATRIOT
7/14/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:																	
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES	Kits: 1 Rating: Good	1st Res Grid	Desc: Line 1	# Units 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
View / Desir:				A Kits:	Rating:	Level																										
GENERAL INFORMATION				Fpl:	Rating:	Other																										
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:		WSFlue:	Rating:	Upper																										
Alt LUC:		Alt %:				Lvl 2																										
Jurisdct:		Fact: .				Lvl 1																										
Const Mod:						Lower																										
Lump Sum Adj:						Totals	RMs: 7	BRs: 3	Baths: 1	HB																						
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																				
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Location:		Floor:		Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3	M															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:		% Own:		Additions:					Kitchen:																			
				Name:		Name:						Baths:																				
DEPRECIATION						Plumbing:						Electric:																				
Phys Cond: AV - Average	Functional:	Economic:	Special:	Override:	Total: 31 %	General:					Heating:																					
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL												
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
Bsmnt Gar: 1	Electric: 3 - Typical	Const Adj.: 0.98000199	Adj \$ / SQ: 171.990									FFL	First Floor	816	171.990	140,344																
Insulation: 2 - Typical	Int vs Ext: S	Other Features: 60000	Grade Factor: 1.00									BMT	Basement	756	51.600	39,007																
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:									SFL	Second Floor	624	171.990	107,322																
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 361718					WtAv\$/SQ:	AvRate:	Ind.Val		WDK	Deck	244	9.900	2,415																
Solar HW: NO	Central Vac: NO	Depreciation: 112132	Depreciated Total: 249585					Juris. Factor:		Before Depr:	171.99	UAT	Upper Attic	156	68.800	10,732																
% Com Wal	% Sprinkled							Special Features: 0		Val/Su Net:	94.55	OPP	Open Porch	44	43.120	1,897																
								Final Total: 249600		Val/Su SzAd	173.33																					
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:					Net Sketched Area:	2,640	Total:	301,717															
SPEC FEATURES/YARD ITEMS				PARCEL ID 152.0-0009-0008.0												Size Ad	1440	Gross Area	3108	FinArea	1440											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
More: N	Total Yard Items:													Total Special Features:		Total:																
IMAGE																								AssessPro Patriot Properties, Inc								